



**1040 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2325153**



**\$700,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,733 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Dishwasher, Refrigerator		

Experience modern living in this beautifully maintained duplex, built in 2023 and located in Calgary's award-winning lake community of Mahogany. Thoughtfully designed with a fully legal 2-bedroom secondary suite, this home offers exceptional versatility for homeowners, investors, or multi-generational families. The bright, open-concept main floor features luxury vinyl plank flooring, soaring ceilings, large windows, and stylish contemporary finishes throughout. A private front office provides the perfect work-from-home space, while the spacious living and dining areas flow effortlessly into the chef-inspired kitchen. Complete with full-height white cabinetry, quartz countertops, a timeless tile backsplash, stainless steel appliances, a pantry, and a large centre island with seating, this kitchen is both functional and elegant. A mudroom and convenient 2-piece powder room complete the main level. Upstairs, the spacious primary suite offers a walk-in closet and a spa-inspired ensuite. Two additional bedrooms, a full bathroom, a versatile bonus room, and an upper-level laundry room provide plenty of space for everyday living. The professionally finished lower level features a fully self-contained legal 2-bedroom, 2-bathroom secondary suite with its own private side entrance, full kitchen, family room, and separate laundry, making it ideal for extended family or guests. Flooring throughout includes luxury vinyl plank, ceramic tile, and carpet, offering a perfect combination of style, comfort, and durability. Mahogany is one of Calgary's premier four-season lake communities, offering residents exclusive access to a private lake, sandy beaches, parks, scenic walking paths, playgrounds, schools, shopping, restaurants, and countless recreational opportunities—all within a vibrant, family-friendly neighbourhood.